

**Zoning Board of Appeals
Minutes of the Meeting
September 19, 2024**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 19th day of September 2024 at the Town Office Building, Cedar Street, Morrisville. The following were:

Present:	Michael Mazza	Chairperson
	Charles Page	Vice-Chairperson
	Fenton Groves	Member
	Donald Bigelow	Member
	Shane Gallup	Member
	Karen Jacobs	Secretary

Others Present: 9 including applicants-sign in list attached.

Chairperson Mazza opened the meeting at 7:02 p.m. followed by the Pledge of Allegiance. The minutes of the July 18, 2024 meeting were accepted as amended.

Public Hearings

7:00 p.m –Elaine M. Burt, 4764 Westcott Rd. Eaton, NY 13334, applied for an area variance in order to rebuild the stairs going to the dock at the water edge, on property located at 4764 Westcott Rd., Eaton Tax map #: 150.20-1-3

The public hearing opened at 7:04 p.m. The Madison County Planning Department GML Recommendation was not necessary. There was one prior communication. All persons present for or against were heard. Chairperson Mazza made a motion to close the public hearing. Board member Page seconded. All ayes. The public hearing was closed at 7:10 p.m.

7:10 p.m –Marion & Harminder Saluja, PO Box 155, West Eaton, NY 13484, applied for an area variance in order to build a deck addition on property located at 2403 Tollerup Rd., Eaton Tax map #: 150.16-1-21

The public hearing opened at 7:10 p.m. The Madison County Planning Department GML Recommendation was not necessary. There were no prior communications. All persons present for or against were heard. Chairperson Mazza made a motion to close the public hearing. Board member Page seconded. All ayes. The public hearing was closed at 7:25 p.m.

7:20 p.m –Walter & Stephanie Mintel, 3443 McQueen Rd. Bouckville, NY 13310, applied for an area variance in order to create a 2nd egress from the house on property located at 3443 McQueen Rd. Bouckville Tax map #: 125.-3-18

The public hearing opened at 7:26 p.m. The Madison County Planning Department GML Recommendation was returned for local determination. There were no prior communications. All persons present for or against were heard. Chairperson Mazza made a motion to close the public hearing. Board member Page seconded. All ayes. The public hearing was closed at 7:34 p.m.

7:30 p.m – Chad Chapman, 5303 Pugh Rd., Morrisville, NY 13408, applied for an area variance in order to build a lean-to on an existing pole barn too close to the property line and larger than 1500 sq. ft. Tax map #: 99.-1-37.22

The public hearing opened at 7:35 p.m. The Madison County Planning Department GML Recommendation was returned for local determination. There was one prior communication. All persons present for or against were heard. Chairperson Mazza made a motion to close the public hearing. Board member Page seconded. All ayes. The public hearing was closed at 7:38 p.m.

Public Hearings Closed—ZBA Decision

Burt

Board member Bigelow made a motion for a negative SEQR. Board member Groves seconded. All ayes.

After review and discussion, Board member Page made a motion to approve the variance request as presented, and with the following condition:

A variance of 10 ft. is granted for the west side. Construction shall come no closer than 15 ft. on this side.

The highway superintendent requests that the face of the post be no closer than 3ft. from the edge of the blacktop to allow for snowplow blades without interference. (Request shared with contractor).

Board member Groves seconded. All ayes.

The next step is for the applicant to contact the Codes Officer for a building permit.

Saluja

Board member Page made a motion for a negative SEQR. Board member Bigelow seconded. All ayes.

After review and discussion, Board member Page made a motion to approve the variance request as presented and with the following conditions:

1. A variance of 38 feet is granted for the lake side. The deck addition shall come no closer than 12 feet from this property line.
2. A variance of 20 feet is granted for the NW property line. The deck addition shall come no closer than 5 feet from this property line.

The next step is for the applicant to contact the Codes Officer for a building permit.

Board member Groves seconded. All ayes.

Mintel

Board member Mazza made a motion for a negative SEQR. Board member Groves seconded. All ayes.

After review and discussion, Board member Page made a motion to approve the variance request as presented and with the following conditions:

A variance of 17 feet is granted from the west side property line. The egress shall come no closer than 8 feet from this property line.

The next step is for the applicant to contact the Codes Officer for a building permit.

Board member Groves seconded. All ayes.

Chapman

Board member Mazza made a motion for a negative SEQR. Board member Groves seconded. All ayes.

After review and discussion, Board member Page made a motion to approve the variance request as presented and with the following conditions:

A variance of 17' is granted from the east side property line. The lean-to shall come no closer than 8' from this property line.

The next step is for the applicant to contact the Codes Officer for a building permit.

Board member Gallup seconded. All ayes.

Other Business:

Board member Gallup made a motion to adjourn the meeting, seconded by Board member Bigelow. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,
Karen Jacobs, Secretary